

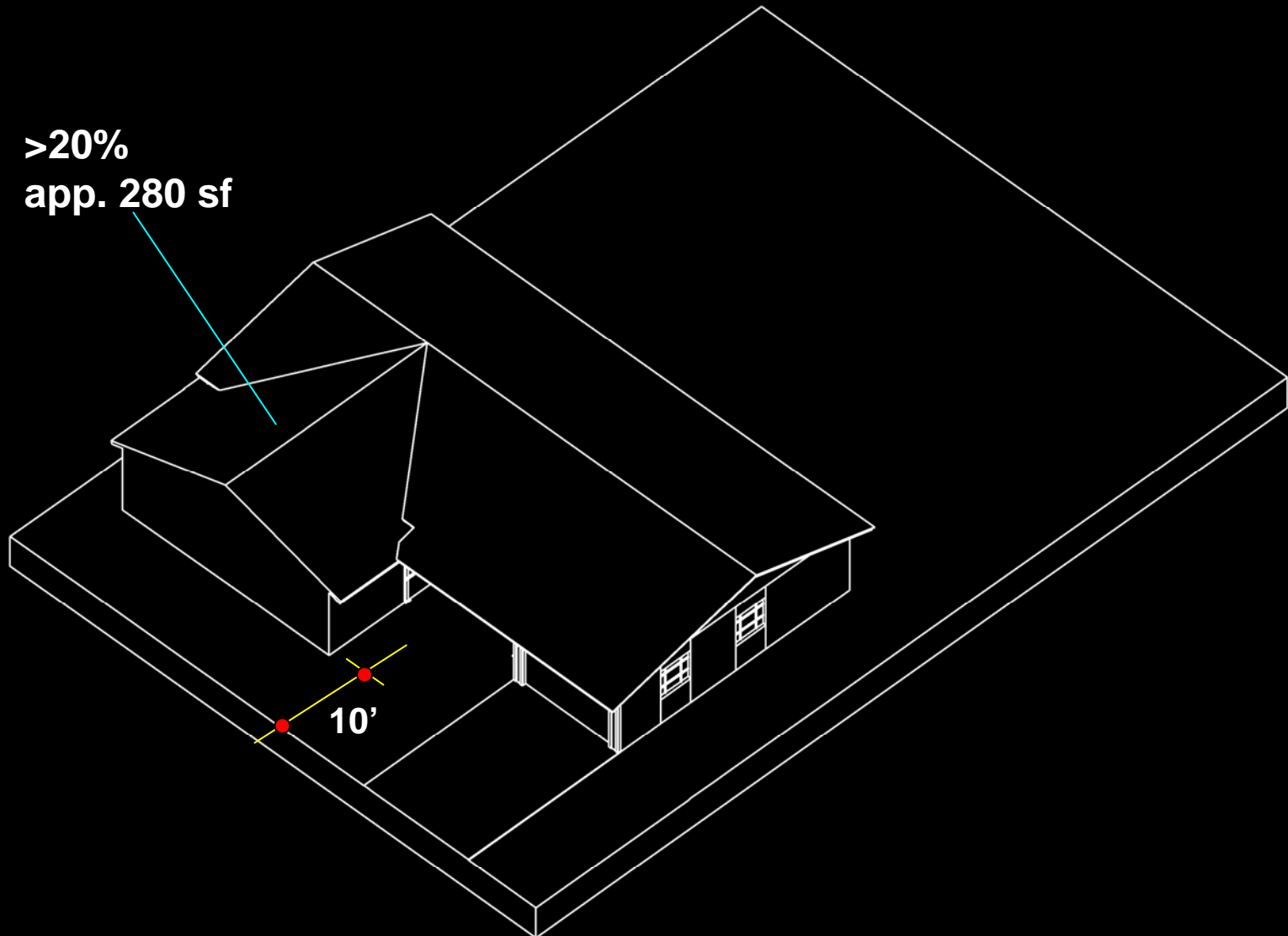
R1-7 District  
Proposed Development Standards

## R1-7 District Challenges

- Additional livable area
- Additional Parking
- Tight front and side yards
- Interior remodels to open and integrate spaces
- Additional storage
- Patio Conversions
- Laundry Conversions

# R1-7 Standard mid-block parcel

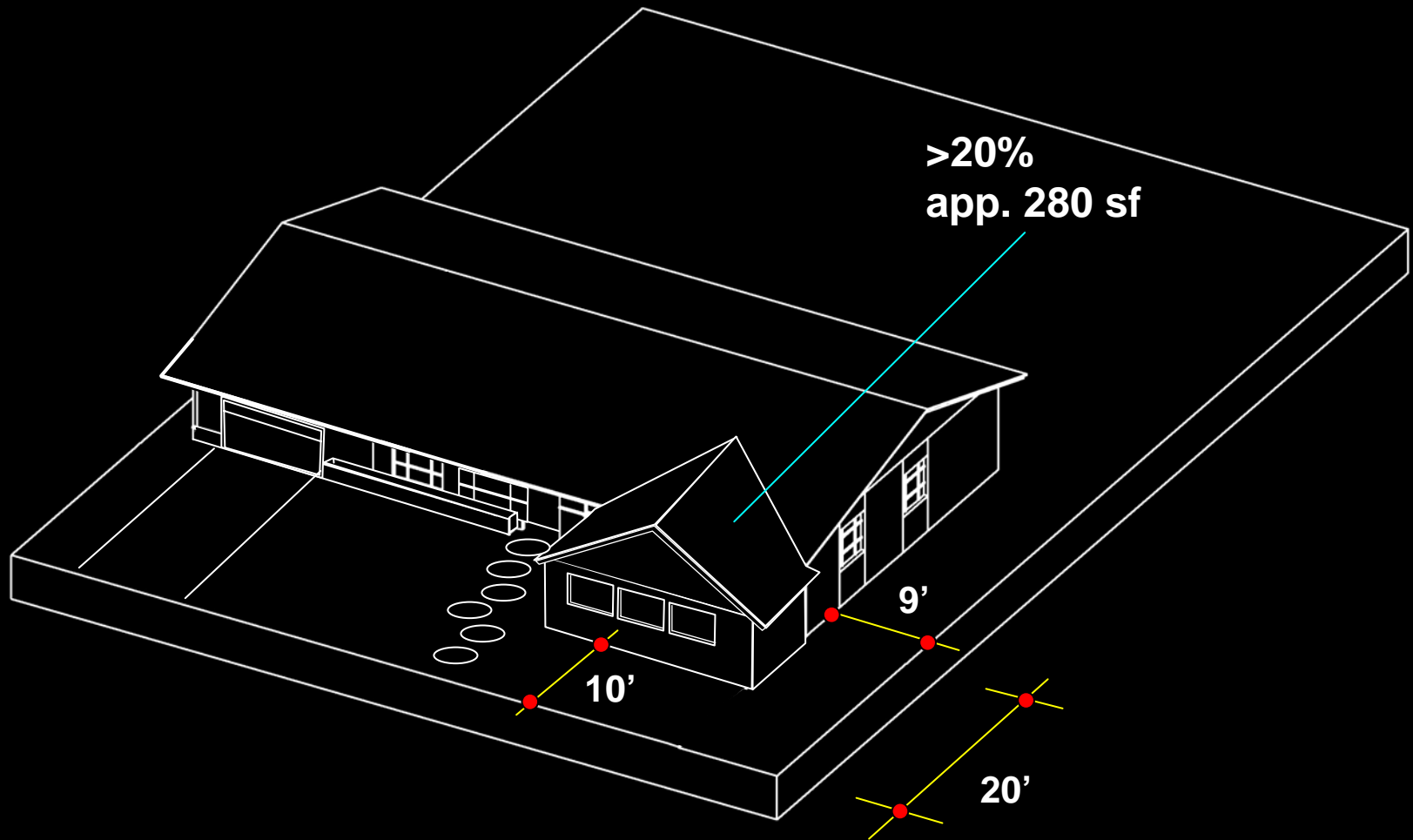
## Proposed Development Standard – Addition in the Front Yard



Addition roof structure is required to be integrated to the main building.

# R1-7 Standard mid-block parcel

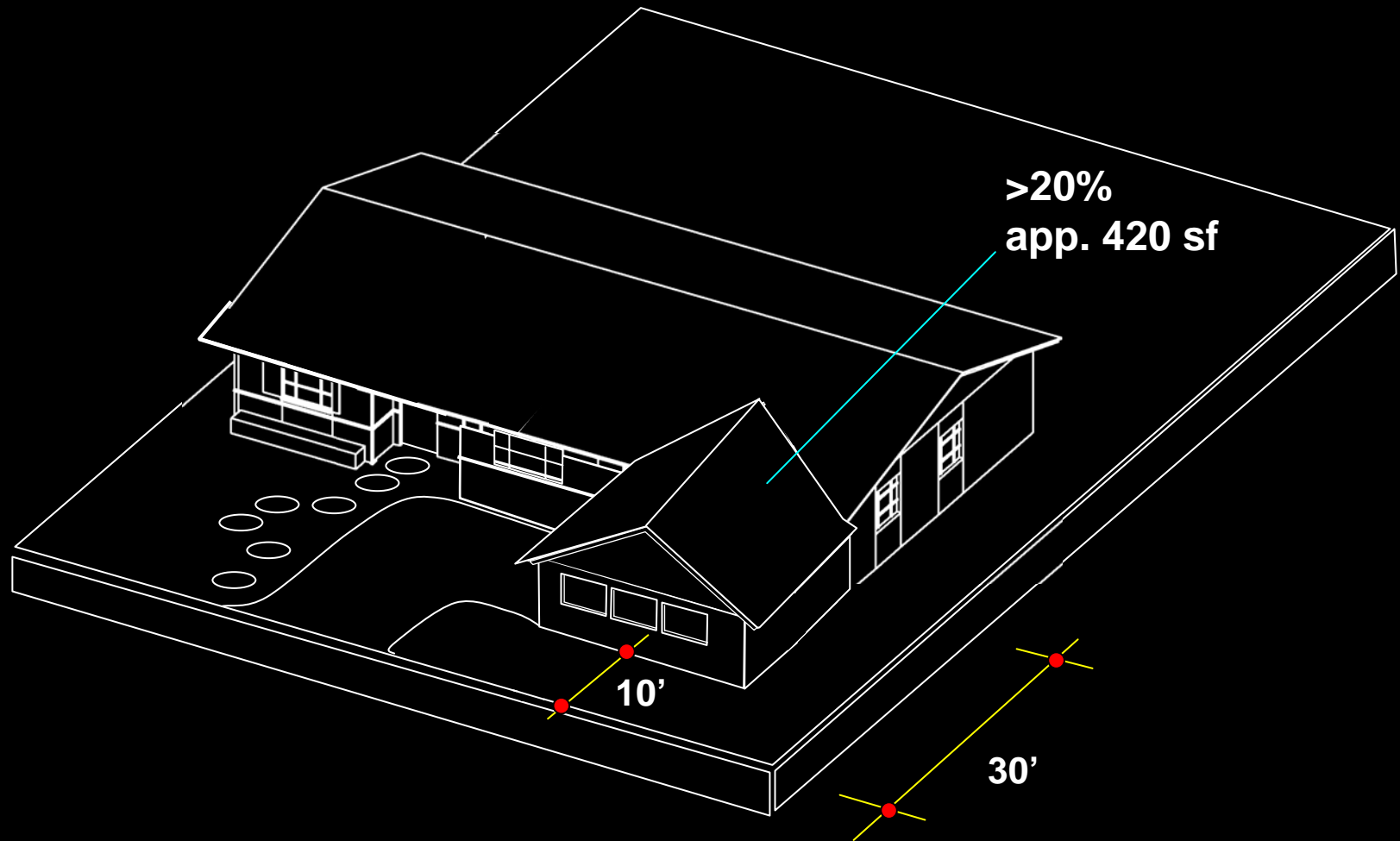
## Proposed Development Standard – Addition in the Front Yard



Addition roof structure is required to be integrated to the main building.

# R1-7 Standard mid-block parcel

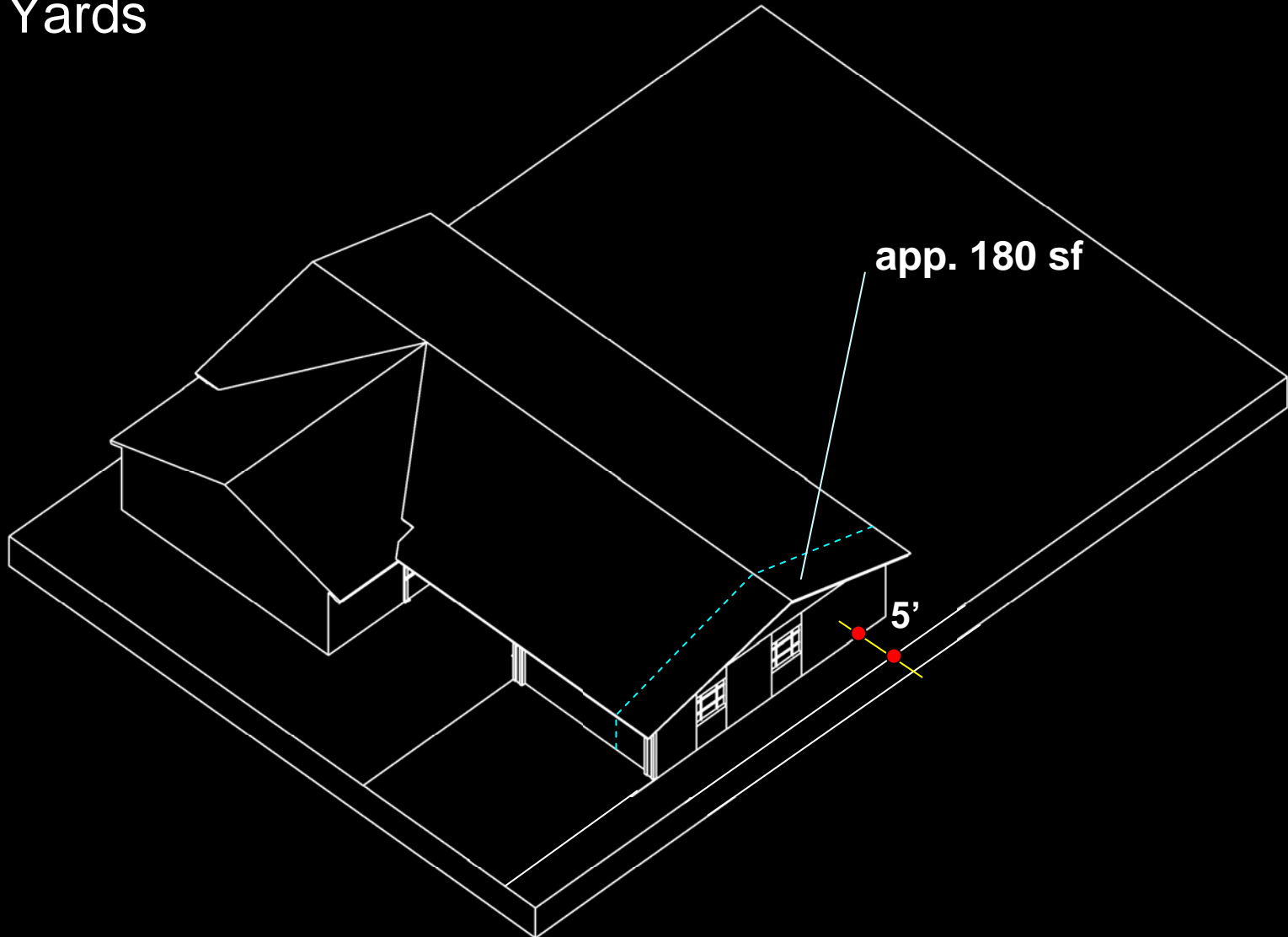
## Proposed Development Standard – Garage Addition in the Ft. Yard



Addition roof structure is required to be integrated to the main building.

# R1-7 Standard mid-block parcel

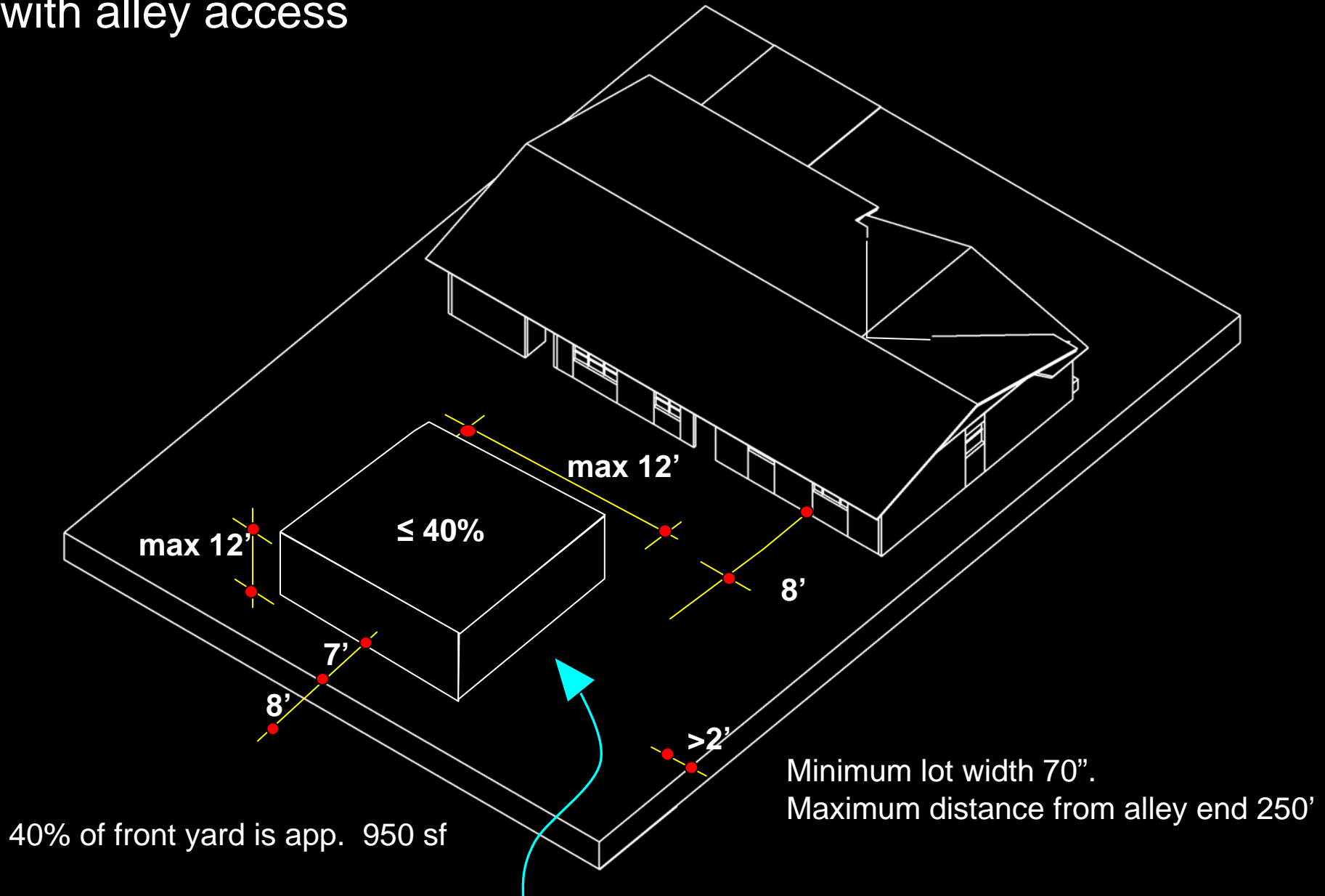
## Proposed Development Standard – Addition in the Front and Side Yards



Addition roof structures are required to be integrated to the main building.

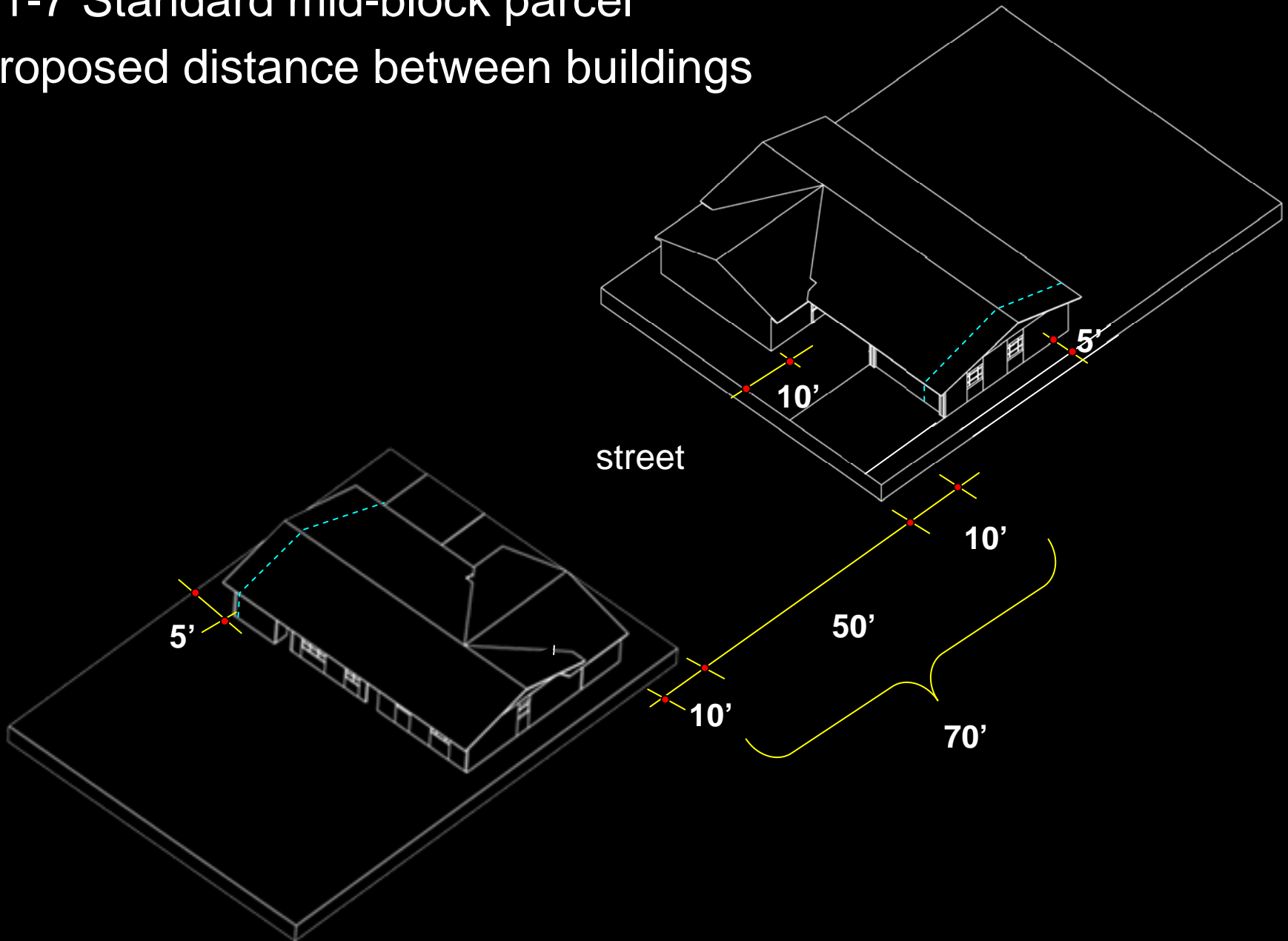
# R1-7 Standard mid-block parcel

## Proposed Standards for Garage Accessory buildings with alley access



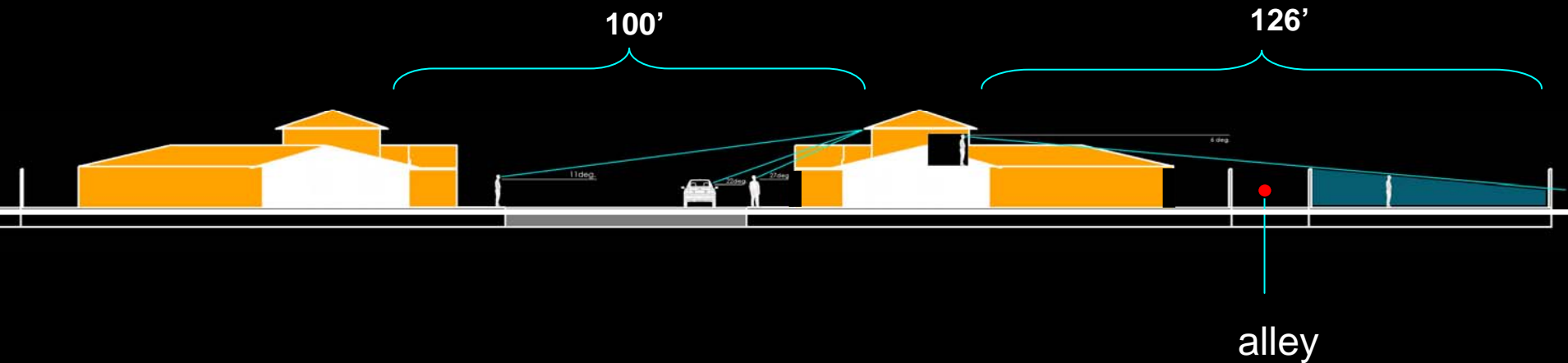
# R1-7 Standard mid-block parcel

## Proposed distance between buildings



# R1-7 Standard mid-block parcel

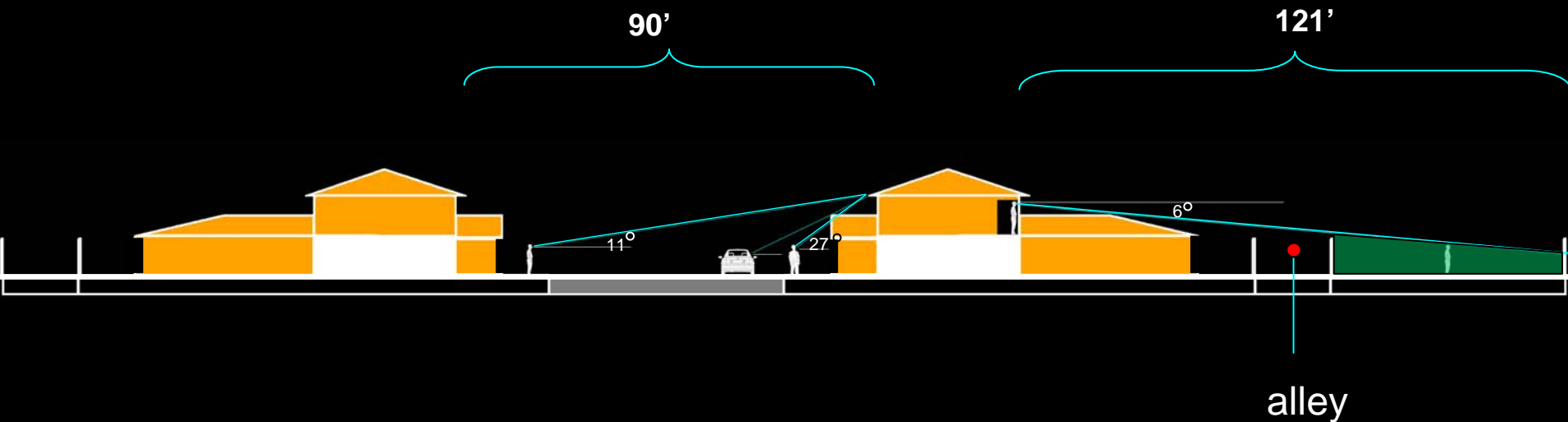
## Proposed Development Standard – Second Story Addition Distance between buildings and line of sight



stepback. – this diagram does not represent a design proposal. It is intended for volume and visibility analysis only

# R1-7 Standard mid-block parcel

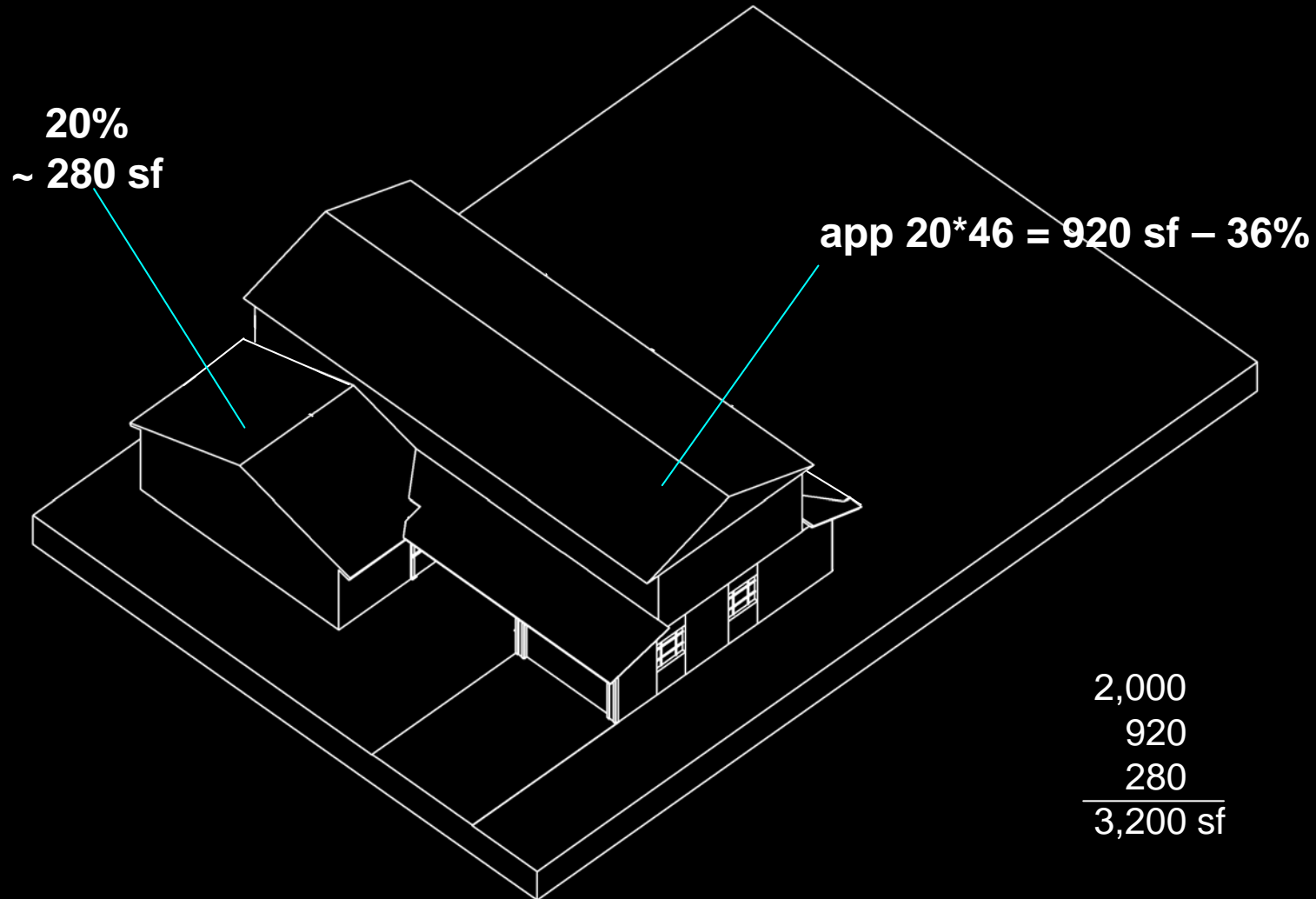
## Proposed Development Standard – Second Story Addition Distance between buildings and line of sight



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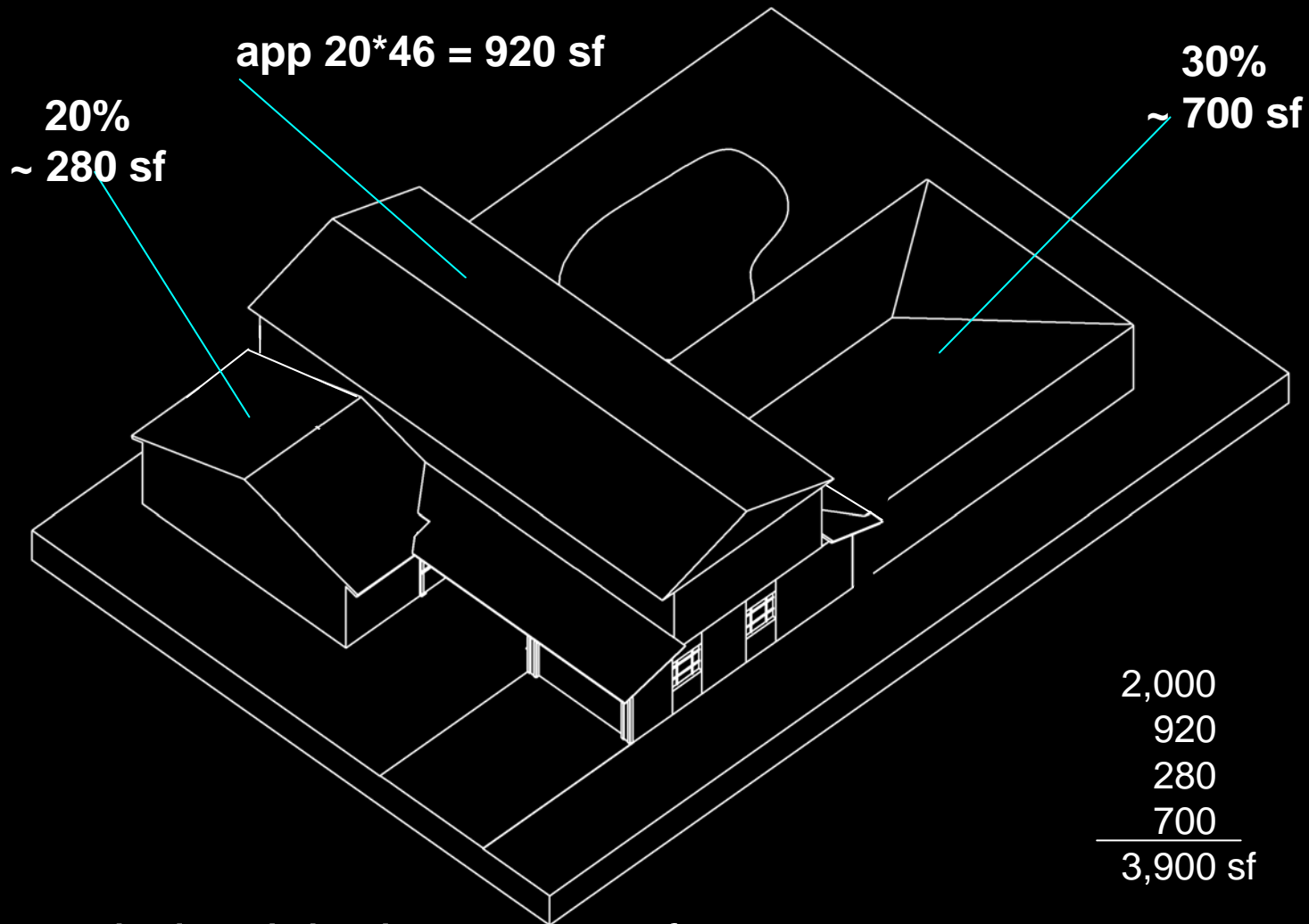
# R1-7 Standard mid-block parcel

## Proposed Development Standard – Second Story Addition



# R1-7 Standard mid-block parcel

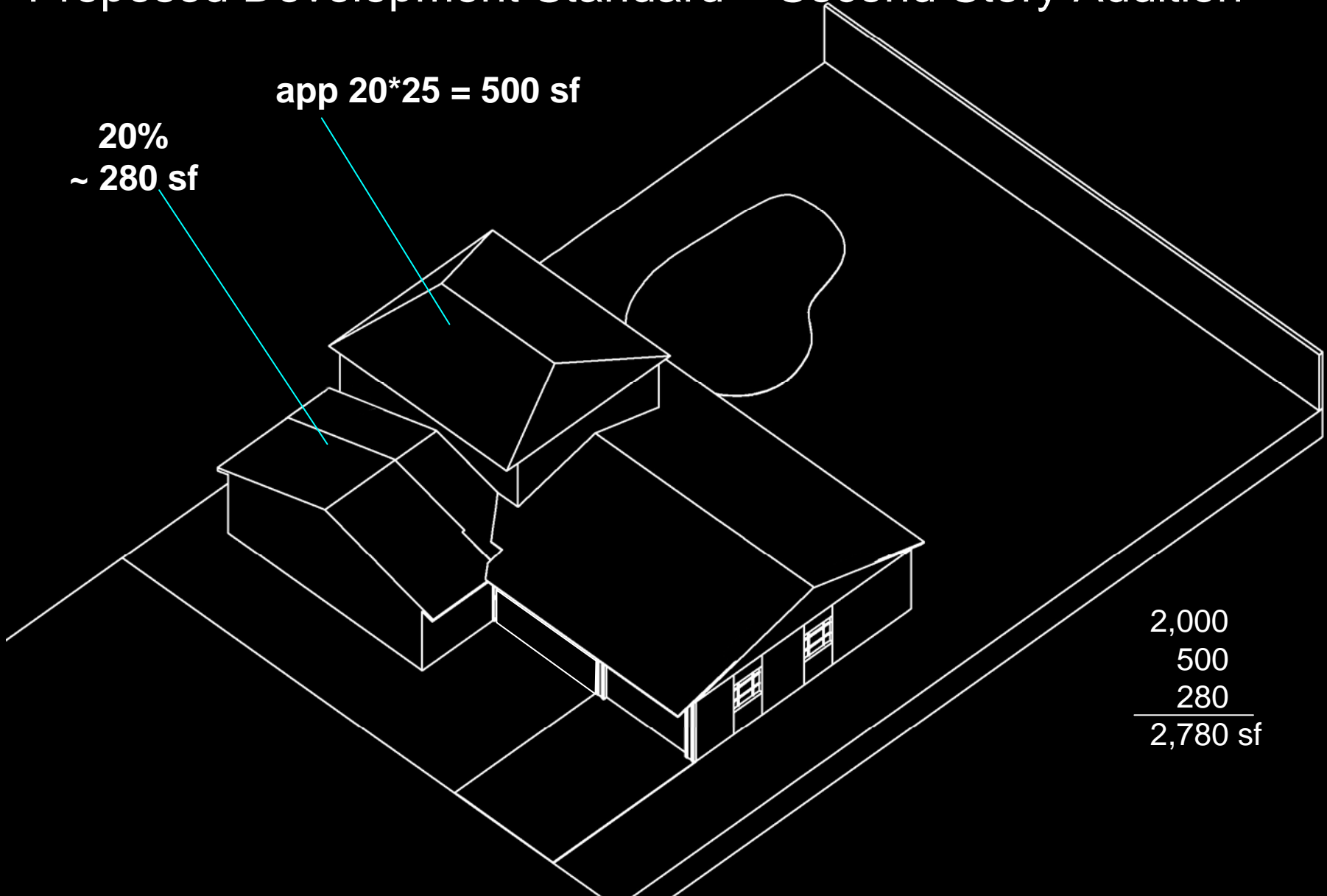
## Proposed Development Standard – Second Story Addition



maximized livable square footage

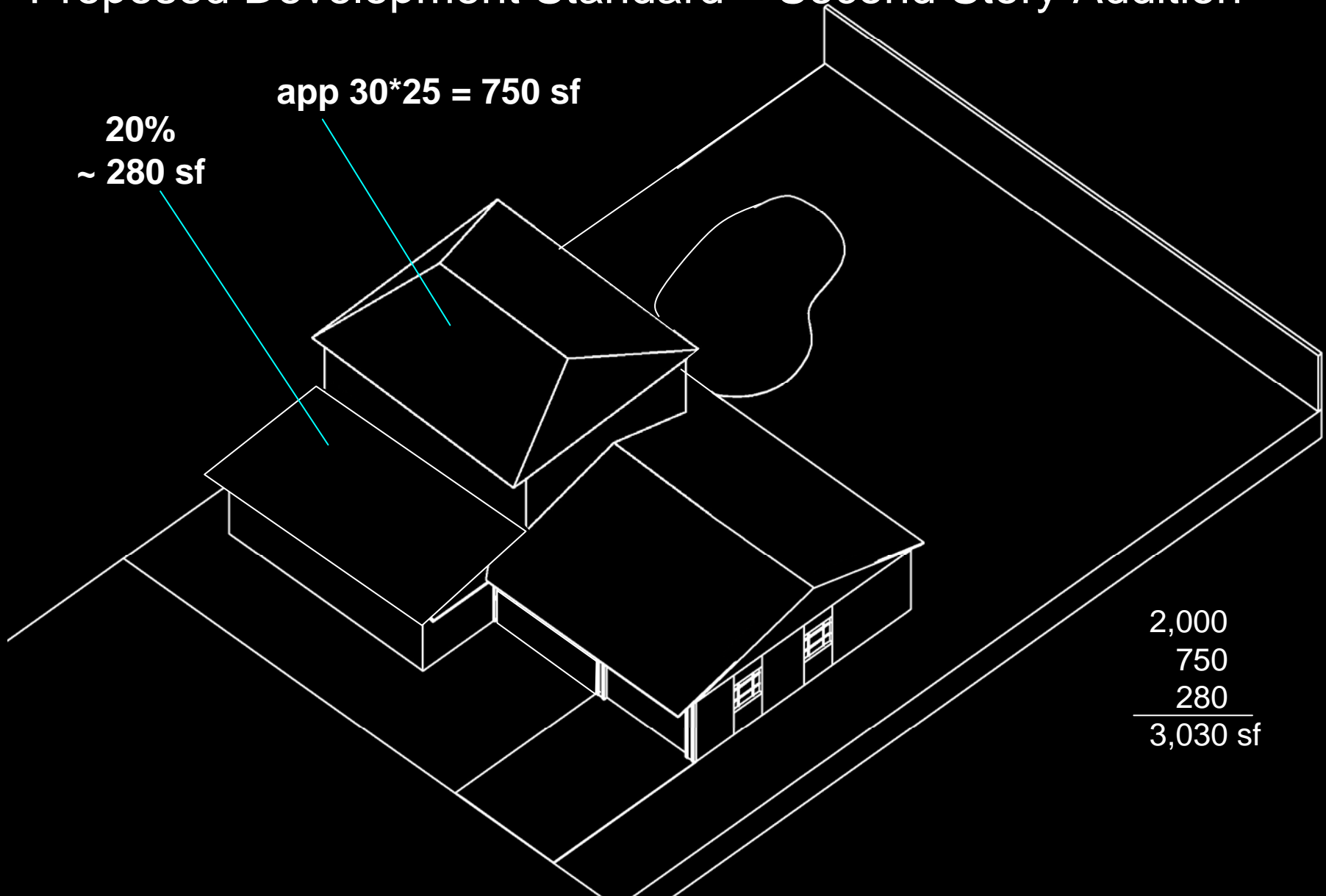
# R1-7 Standard mid-block parcel

## Proposed Development Standard – Second Story Addition

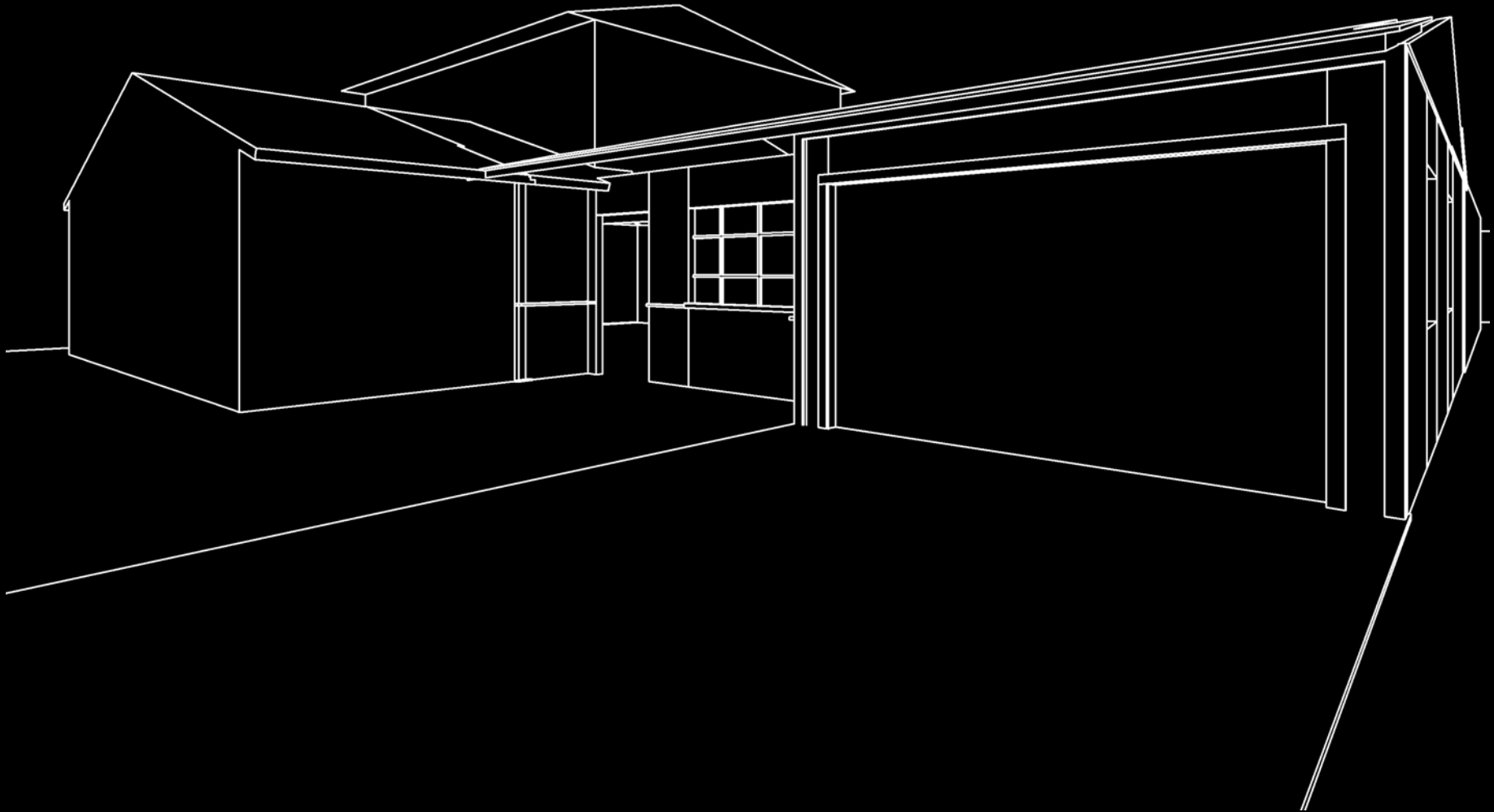


# R1-7 Standard mid-block parcel

## Proposed Development Standard – Second Story Addition



## Second Story Addition – pedestrian level view



## Second Story Addition – car level view

